



**Overbid procedure (if any):** Deposit: \$92,000. Initial Overbid:\$50,000 Subsequent Overbid Increments: \$20,000

Notify Trustee and counsel via email directed to Trustee and counsel of intent to overbid no later than 1 day before the hearing on the Motion. Deposit must be paid by cashier's check prior to sale hearing to qualify.

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

Date: November 20, 2020

Time: 11:00 a.m.

Place: Courtroom 303 via ZoomGov  
21041 Burbank Blvd.  
Woodland Hills, CA 91367

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

David Seror (Trustee) (dseror@bg.law)

Susan K. Seflin (Counsel for Trustee)  
Jessica Bagdanov (Counsel for Trustee)  
BRUTZKUS GUBNER  
21650 Oxnard Street, Suite 500  
Woodland Hills, CA 91367  
T: (818) 827-9000  
F: (818) 827-9099  
Email: sseflin@bg.law  
jbagdanov@bg.law

Date: 10/30/2020

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:  
21650 Oxnard St., Suite 500, Woodland Hills, California 91367

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On October 30, 2020, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

- Richard L Antognini , rlalawyer@yahoo.com
- Richard L Antognini rlalawyer@yahoo.com, rlalawyer@yahoo.com
- Jessica L Bagdanov jbagdanov@bg.law, ecf@bg.law
- Justin D Balser  
parisa.jassim@akerman.com;joseph.yoon@akerman.com;Amanda.herrera@akerman.com;Suzanne.jimenez@akerman.com;  
andrea.garcia@akerman.com;jenny.barker@akerman.com;den-  
cf@akerman.com;jan.mcminn@akerman.com;masterdocketcf
- Adam N Barasch anb@severson.com, cas@severson.com;nye@severson.com
- Adam N Barasch anb@severson.com, cas@severson.com;nye@severson.com
- Eric Bensamochan eric@eblawfirm.us, G63723@notify.cincompass.com
- Justin C Bentley jbentley@lkfirm.com, mslattery@lkfirm.com,mabner@lkfirm.com,caguilar@lkfirm.com
- Linda M Blank linda@lmbank.com, lindablank.lb@gmail.com
- Theron S Covey tcovey@rasflaw.com
- Ryan Coy ecf@bg.law, rcoy@bg.law
- Michael Daniels BkECFnotifications@nationstarmail.com
- Louis J Esbin Louis@Esbinlaw.com
- Richard W Esterkin richard.esterkin@morganlewis.com
- Oscar Estrada oestrada@ttc.lacounty.gov
- Christopher R Fredrich cfredrich@stroock.com, lalalendar@stroock.com
- Steven T Gubner sgubner@bg.law, ecf@bg.law
- M. Jonathan Hayes jhayes@rhmfirm.com,  
roksana@rhmfirm.com;matt@rhmfirm.com;janita@rhmfirm.com;susie@rhmfirm.com;priscilla@rhmfirm.com;pardis@rhmfirm.c  
om;russ@rhmfirm.com;rebeca@rhmfirm.com;david@rhmfirm.com;sloan@rhmfirm.com
- Gregory K Jones GJones@dykema.com, cacossano@dykema.com;DocketLA@dykema.com
- Jeff Katofsky jeff@oremowlz.com, jgroves@propertymanagers.biz
- Kelly M Kaufmann bknotice@mccarthyholthus.com, kraferty@ecf.courtdrive.com
- Bernard J Kornberg bjk@severson.com, elw@severson.com
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- Lewis R Landau Lew@Landaunet.com
- Jeannette Marsala jmarsala@marsalalawfirm.com, jmarsala@marsalalawfirm.com
- Thomas E McCurnin tmccurnin@bkolaw.com, aduran@bkolaw.com;kescano@bkolaw.com
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- Matthew D. Resnik matt@rhmfirm.com,  
roksana@rhmfirm.com;janita@rhmfirm.com;susie@rhmfirm.com;max@rhmfirm.com;priscilla@rhmfirm.com;pardis@rhmfirm.c  
om;russ@rhmfirm.com;rebeca@rhmfirm.com;david@rhmfirm.com;sloan@rhmfirm.com
- J. Alexandra Rhim arhim@hrhlaw.com
- Cassandra J Richey cdcaecf@bdfgroup.com
- Michael S Riley mriley8@aol.com, 10986aa@gmail.com
- S Margaux Ross margaux.ross@usdoj.gov, Kate.Bunker@UST.DOJ.GOV

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This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

- Stefanie A Schiff stefanie.schiff@akerman.com,  
preston.ascherin@akerman.com;Melissa.cizmorris@akerman.com;Suzanne.jimenez@akerman.com
- Susan K Seflin sseflin@bg.law
- David Seror (TR) aquijano@bg.law, C133@ecfbis.com
- Mark M Sharf msharf00@gmail.com, 2180473420@filings.docketbird.com;mark\_091@ecf.courtdrive.com
- Wayne A Silver ws@waynesilverlaw.com, w\_silver@sbcglobal.net
- James K Snyder ksnyder@dykema.com, cacossano@dykema.com
- Lukas Sosnicki lsosnicki@thompsoncoburn.com, bgutierrez@thompsoncoburn.com
- Bill Taylor ecfnofices@4stechnologies.com
- Edward A Treder cdcaecf@bdfgroup.com
- United States Trustee (SV) ustpreion16.wh.ecf@usdoj.gov
- Kristin A Zilberstein Kris.Zilberstein@Padgettlawgroup.com,  
BKecf@padgettlawgroup.com;Kris.Zilberstein@ecf.courtdrive.com

☐ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On \_\_\_\_, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served):** Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on \_\_\_\_, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

October 30, 2020

*Date*

Jessica Studley

*Printed Name*

/s/ Jessica Studley

*Signature*